
STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
100 NORTH SENATE AVENUE N1058(B)
INDIANAPOLIS, IN 46204
PHONE (317) 232-3777
FAX (317) 232-8779

September 27, 2006

The Honorable Anita Mills
Jay County Assessor
Courthouse
120 W. Main Street
Portland, IN 47371

Dear Ms. Mills:

RE: 2006 Annual Adjustment Ratio Study

The Department of Local Government Finance has reviewed the information and data you originally submitted for the Jay County 2006 ratio study, as well as the supplemental information provided in response to our August 18, 2006 letter and other communications. The Department hereby approves the ratio study results based on the study presented without verifying the actual data in order to allow the preparation and delivery of the real property list to the County Auditor pursuant to IC 6-1.1-5-14.

We do continue to have concerns about the number of sales used throughout the county. Whenever less than a majority of the available sales are used in the ratio study, we are concerned that the study will not stand up to public scrutiny. In counties where there may not be a significant number of sales, careful consideration should be given to ensure sales are not unnecessarily excluded, such as multiple parcel sales. We would be happy to review the sales we believe were excluded without adequate support. Our calculated medians and COD's indicate the land values are low and the non-residential properties are inconsistently valued. Therefore, we are requiring a detailed analysis of these classes prior to the 2007 assessment date. However, so as not to delay the 2006 annual adjustment further, we will approve the study.

If you have any questions or concerns, please feel free to contact Barry Wood, the Assessment Division Director, at (317) 232-3762 or by e-mail at Bwood@dlgf.in.gov.

Sincerely,

Melissa K. Henson
Commissioner

cc: Jay Morris and Gail MacIntyre, Ad Valorem Solutions
Barry Wood, Assessment Director